

NOW FOR SALE OR LEASE!

User or User/Investor Opportunity

740 Church Rd, Elgin IL - Kane County



17,700 - 35,436 SF

AVAILABLE

PROPERTY HIGHLIGHTS

- Rare Elgin free standing facility now for sale or lease
- Immediate proximity to I-90 via full interchange of RT 31
- Clear span warehouse (expansion) area
- Full brick/block construction
- Significant capital improvements including all new offices, roof/gutters, concrete truck aprons, new and upgraded sprinkler system throughout, warehouse heaters, parking lot, warehouse lighting
- Flexible timing and size. Owner can vacate, remain in a portion or in full, and leaseback
- Heavy power - 800 amps/480 v/3 ph
- Setup for single or multi-tenant, and/or separation of operations
- Newly expanded 12,500 warehouse area (2024)
- Extremely clean/well maintained facility in turnkey condition
- Low Kane County property taxes
- Flexible GI (General Industrial) zoning

MIKE HAWRYLUK

Managing Broker

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EDGAR LEVIN

Senior Vice President

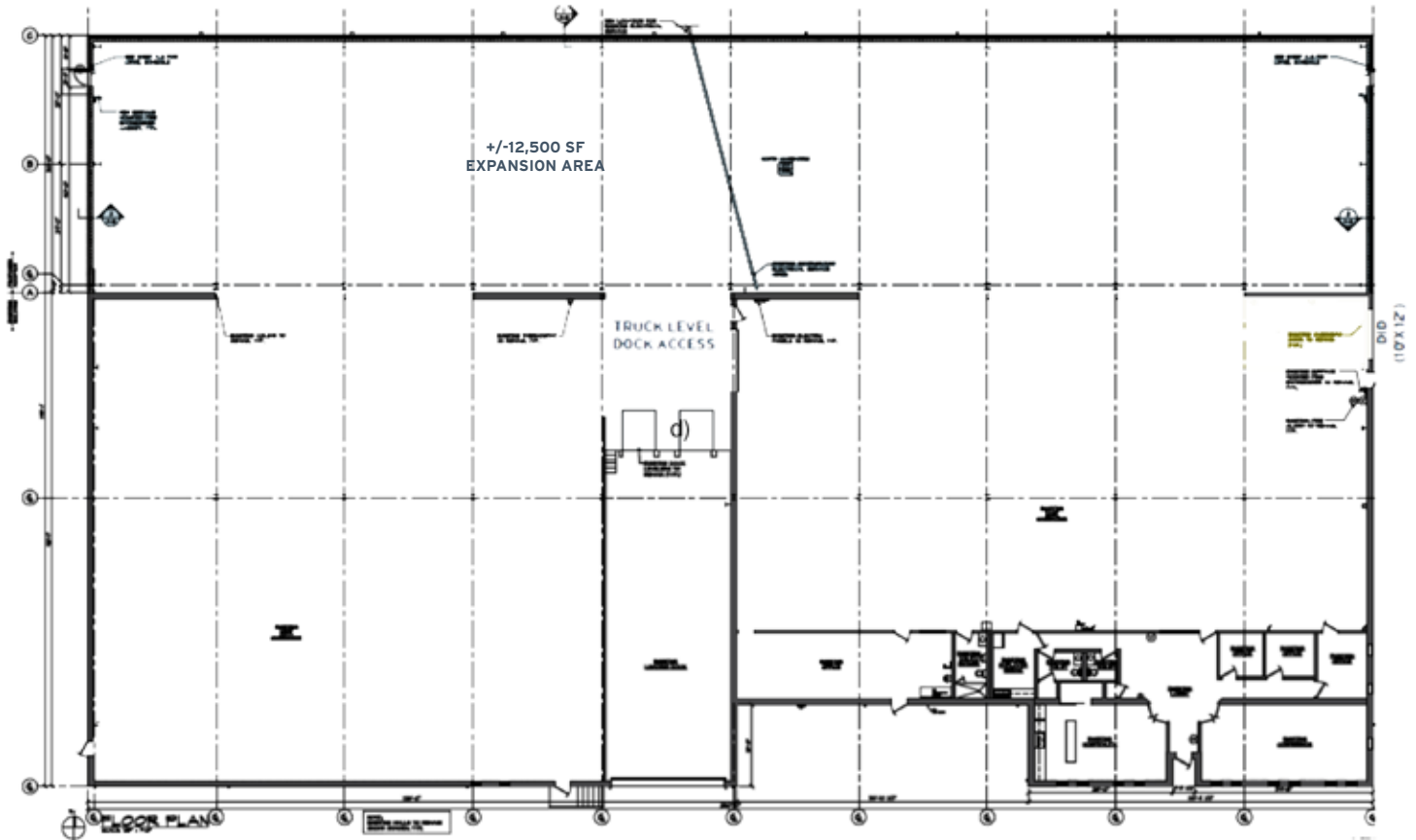
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BUILDING SPECS

Building Size:	17,700 - 35,436 sf (22,846 sf original building, 12,500 expansion 2024)	Parking:	29 existing stalls, expandable to 41+. Additional parking permitted and available on both sides of the street.
Site Size:	1.89 acres	Power:	800 amps/480 volts/3ph
Office:	2,075 sf (fully gutted, new office areas)	Sprinklers:	Full Class IV wet system upgraded from 4" to 6" lines throughout, new heads, riser, etc.
Roof:	22,846 sf newer roof and gutters (2019) (GAF 50 mil TPO membrane 12,500 sf new in 2024)	Lighting:	T-5 fluorescent (original building) LED on motion (Expansion)
Ceiling Clearance:	13'6" - 15'9" below steel joists, 17'9" to deck (Original building)	Pricing:	Subject to Offer
Truck Docks/DID:	2 centrally located interior truck level docks w/levelers/ One 10'x12 DID (expandable)	Property Taxes:	\$36,322.22 (\$1.03 psf) (2024 payable in 2025)
Zoning	GI, "General Industrial"	PIN:	03-33-426-004

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PROPOSED PARKING EXPANSION AREA



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EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

TO I-39

TO ROCKFORD
INT'L AIRPORT

POPULATION WITHIN 40 MILES

POPULATION
WITHIN 1 DAY
DELIVERY AREA



UP TO 15% LOWER
WAGES THAN
SURROUNDING
COUNTIES



40% OF LOCAL
SKILLED LABOR
HOLDS A COLLEGE
DEGREE

MAJOR
EXPRESSWAYS
WITHIN 35 MILES

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